



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 27, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. R2011-01290-(5)
ZONE CHANGE NO. 201200003
CONDITIONAL USE PERMIT NO. 201100120
ENVIRONMENTAL ASSESSMENT NO. 201100190
APPLICANT: QUARTZ HILL WATER DISTRICT
41241 NORTH 50TH STREET WEST
QUARTZ HILL, CA 93536
QUARTZ HILL ZONED DISTRICT
(FIFTH SUPERVISORIAL DISTRICT) (3 VOTES)**

SUBJECT

A zone change and a Conditional Use Permit (CUP) are requested to authorize the construction, operation, and maintenance of an operations building and maintenance facility on an approximately 4.8-acre site within the unincorporated community of Quartz Hill. The facility will be comprised of both a Public Utility Service Center (Service Center) and a Public Utility Service Yard (Service Yard). Zoning on the property, currently R-1-7,500 (Single Family Residence – 7,500 Square Feet Minimum Required Lot Area), would change to C-3-Development Program (DP) (Unlimited Commercial – DP). A CUP would authorize (1) the establishment, operation, and maintenance of a public utilities service yard in the C-3 zone, and (2) the establishment and implementation of the DP for the construction, operation, and maintenance of a utility service yard and utility service center in connection with the zone change from R-1-7,500 to C-3-DP.

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Consider as Responsible Agency under the California Environmental Quality Act (CEQA), the effects of the project Mitigated Negative Declaration (MND)

(SCH No. 2012061084), which was prepared for the project and certified by the Quartz Hill Water District as Lead Agency on July 26, 2012, and consider adoption of the Mitigation Monitoring and Reporting Program (MMRP) prepared by the County of Los Angeles (County).

2. Instruct County Counsel to prepare the ordinance to change the zone within the Quartz Hill Zoned District under Zone Change No. 201200003 as recommended by the County Regional Planning Commission (Commission).
3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of CUP No. 201100120.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The subject property is currently zoned R-1-7,500. A Service Center and a Service Yard are not permitted uses within the R-1-7,500 zone. Therefore, the applicant is requesting a zone change to C-3-DP to allow the construction, operation, and maintenance of both a Service Center and a Service Yard. A CUP is also required to implement the DP in connection with the DP overlay, and to permit the Service Yard as this use requires a CUP in the C-3 zone.

The subject property is currently vacant. The site is located on West Avenue L, on the south side, between 51st Street West and 50th Street West, in the Quartz Hill Zoned District. The project is for the construction of a new 31,194 square-foot (approximately 100-foot by 299-foot), maximum two-story building designed in a western frontier ranch style. The building will contain three main components: (1) an operations center housing a public counter, offices, conference rooms, and the District's board room; (2) a storage/warehouse area comprising 7,335 square-feet; and (3) a vehicle and equipment parking area comprising 15,000 square-feet. Parking for 59 vehicles, including three disabled-accessible spaces, will be provided in the front of the property for customers and employees. Ingress and egress to the site will be provided by two (52 and 30-foot-wide) driveways accessing Avenue L and one 26-foot-wide driveway off of 50th Street West. Approximately 13,700 square-feet of landscaping will be provided along the north, south, east, and west of the new building. The facility's roll-up doors will face the eastern side, away from residential uses.

The proposed use is sufficiently buffered from nearby residential uses by an existing eight-foot block wall and the siting and orientation of the building. The design of the proposed structure is compatible with the surrounding uses in design and architectural style. Landscaping will further aid in softening the use from neighboring properties.

Pursuant to Section 22.16 Part 2 of Title 22 of the County Code, the applicant proposes to change the zoning of the subject property from R-1-7,500 to C-3-DP. The C-3-DP zone is appropriate for the subject property, and the placement of the new facility is compatible with surrounding zoning and land uses which include A-1-10,000 (Light Agricultural – 10,000-Square Foot Minimum Required Lot Area) to the north; R-1-7,500 to the south, east, and west; and CPD (Commercial Planned Development) to the east.

Pursuant to Section 22.28.210 and Section 22.56 Part 1 of the County Code, the applicant requests a CUP to authorize a Public Utility Service Yard in the C-3 zone. The use requires a CUP to ensure that through conditions, there is proper integration of the service yard with other existing or permitted uses in the zone. The CUP includes conditions to regulate noise and limit maintenance work indoors in order to ensure compatibility with the surrounding residences.

Pursuant to Section 22.40 Part 2 of Title 22 of the County Code, the applicant requests a CUP to implement a CD for the property, as is required for all zone changes proposed to include a DP overlay. The DP overlay is appropriate, as it limits the type of uses allowed on the site. The DP is designed to ensure that all development within the zone conforms to those plans that are submitted during the rezoning process, when such plans are a critical factor in the decision to rezone. Any future changes to the use of the property, other than those allowed in the DP, would require a new CUP.

Implementation of Strategic Plan Goals

This zone change promotes the County's Strategic Plan Goal of Operational Effectiveness. The processing of the zone change and CUP request will allow development of a new Service Center and Service Yard for the Quartz Hill Water District, which in turn will provide a public convenience for the local community. The project components (zone change and CUP) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

FISCAL IMPACT/FINANCING

The adoption of the proposed zone change and the approval of the CUP will not result in any new significant costs to the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On July 10, 2013, the Commission held a public hearing regarding this project. After hearing testimony from the applicant and Commission discussion, the Commission voted 3-0 (2 absent) to recommend adoption of the requested zone change, and to approve the CUP with revised conditions; eliminating any restriction on hours of

operation, adding limitations with respect to noise, and adjusting the number of inspections for the project.

Pursuant to Subsection B.2 of Section 22.60.230 of the County Code, the CUP is deemed called for review by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Section 22.60.240 of the County Code and Section 65853 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061 and 65090 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

The Quartz Hill Water District (District) is the lead agency for the project pursuant to CEQA. The County is a Responsible Agency under CEQA with permitting authority for the entitlements within the County. As Lead Agency, the District analyzed the environmental impacts of the project in an MND, which was certified by the District on July 26, 2012. The MND prepared by the District includes Responses to Comments dated July 26, 2012, and identifies mitigation measures to be implemented as part of the project. The Commission has reviewed and considered the MND. The County prepared an MMRP to address potential impacts to cultural resources, which can be reduced to acceptable levels with the mitigation measures identified.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed zone change and CUP is not anticipated to have a negative impact on current services.

If you have any questions regarding this project, please contact Anthony Curzi at (213) 974-6443, or by email at acurzi@planning.lacounty.gov.

Respectfully submitted,



Richard J. Bruckner
Director

RJB:SA:SMT:AMC:lm

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Attachments:

1. Commission Resolution
2. Draft Findings and Conditions
3. Commission Staff Reports and Correspondence

c: Executive Office, Board of Supervisors
 Assessor
 Chief Executive Office (Rita Robinson, Anthony Baker)
 County Counsel
 Public Works

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